Robert Luff & co

Vancouver Road, Worthing

Freehold - Offers Over £320,000













Description

We are delighted to offer to the market this well presented three-bedroom mid-terraced family home ideally situated in this favoured Durrington location close to local schools, supermarkets, parks, David Lloyd gym, bus routes, and having easy access to both the A27 and A24 nearby. Accommodation comprises a through lounge/dining room and a fitted kitchen. Upstairs, there are three bedroom and a shower room. Other benefits include a well-maintained rear garden, and a garage in compound.

Key Features

- Mid-Terraced House
- Open Plan Lounge/Dining Room
- Well-Maintained Garden
- Council Tax Band C

- Three Bedrooms
- Fitted Kitchen & Shower Room
- Garage In Compound
- EPC Rating TBC

















Entrance Porch

Double glazed frosted door to front, coat hanging space, wall mounted fuse box, part glazed door to lounge/dining room

Lounge/Dining Room
7.56m x 4.38m (narrowing to
2.44m) (24'9" x 14'4"
(narrowing to 8'0"))
South facing double glazed
window, radiator, feature
wooden fire surround, coving,
dimmer switches. Dining area further radiator, double glazed
double opening French doors to
the rear garden, space for dining
room table and chairs,
understairs storage cupboard and
throughway to kitchen.

Kitchen

3.29m x 1.98m (10'9" x 6'5")
Range of light fronted wall and base units, rolltop work surfaces incorporating a one and a half bowl sink with mixer tap. Space and plumbing for washing machine, space for electric cooker, tiled floor, space for under counter fridge and further appliance space. Wall mounted Potterton boiler, tiled splashback walls, double glazed window and door to rear garden.

Landing

Stairs to first floor landing, loft hatch, wall mounted boiler timer.

Bedroom One

4.17m x **2.51m** (13'8" x 8'2") Radiator, double glazed window, coving and cupboards.

Bedroom Two

2.80m x 2.50m (9'2" x 8'2")
Double glazed window, radiator and coving

Bedroom Three

3.30m x 1.83m (10'9" x 6'0") Double glazed window, radiator and cupboard with shelves

Shower Room

Double glazed frosted window, low level WC, single pedestal wash hand basin, corner shower cubicle and tiled walls

Rear Garden

Raised decking area, lawn area, gate for rear access to garage compound, timber built summer house with pitched roof, mature tree and outside tap

Garage

5.47m x 2.29m (17'11" x 7'6") In compound, first garage on the left. Up & over door







Floor Plan

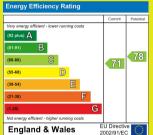
Vancouver Road

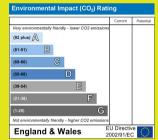






Total area: approx. 67.9 sq. metres (731.3 sq. feet)





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